

PLAN ENDORSEMENT BENEFITS

Once the State Planning Commission has endorsed a petitioner's plan as consistent with the State Plan, state agencies will provide benefits to the municipality that will assist in implementing the endorsed plan. This assistance will include technical assistance, direct state capital investment, priority for state grants and low-interest loans, preferential interest rates, and a coordinated regulatory review for projects consistent with endorsed plans. **Financial assistance from state agencies is always subject to annual state budget appropriations earmarked for applicable programs during any given fiscal year.** The benefits package will be put together at the time of the Action Plan so that the municipality and state agencies have a mutual understanding of what the municipality will need to do in order to be entitled to the State's resources, and what the State needs to do to dedicate resources and earmark funds, if appropriate. The municipality and State agencies should consider as part of the benefits package all future projects for which the municipality seeks state financial and technical assistance.

Benefits marked with an asterisk (*) denote programs directly linked to plan endorsement. The benefits without an asterisk are:

Indirectly linked to plan endorsement since plans prepared as part of the plan endorsement process will entitle the petitioner to state resources tied to those particular plans;

Identified so that state agencies and municipalities may discuss application for benefits on a case by case basis depending on the specific needs of the municipality; OR

Being reviewed by the state agencies for potential links to plan endorsement

LAND USE/ENVIRONMENTAL PROTECTION		
* Coordinated Planning Assistance among State Agencies	Office of Smart Growth	Facilitate coordinated state agency review and advice from relevant State agencies on implementation of the State Plan into local and county planning decisions related to master plan review and updates, infrastructure improvement, development regulations, design standards, and resource protection
* Smart Growth Planning Grants	Office of Smart Growth	Prioritized grant funding for planning activities consistent with the State Plan
* Utility Extension Program	Board of Public Utilities	Incentives for utility relocations, upgrades, and expansions into areas designated for growth including areas identified for growth in endorsed plans
* Clean Water Financing Program	NJDEP Division of Water Quality Environmental Infrastructure Trust	Prioritized scoring and preferential interest rates on loans for construction and implementation of a variety of water quality protection measures, including sewer/water capacity expansions, combined sewer overflow abatement measures, wastewater collection, conveyance and treatment facilities, stormwater management activities, lake restoration, streambank stabilization, well sealing, equipment purchases, landfill closures and construction, site remediation and open space land acquisition.
Drinking Water State Revolving Fund Program	NJDEP Bureau of Safe Drinking Water	Low-interest loans to finance the costs of infrastructure improvements needed for compliance with the Safe Drinking Water Act. Allowances for planning and design are also available

Dam Restoration & Inland Water Projects Loan Program	NJDEP Bureau of Dam Safety and Flood Control	Funding for low-interest loans to assist in the dam restorations, flood control projects, water pollution control projects, stream cleaning projects, and water-related recreation and conservation projects.
Matching Grants for Local Environmental Agencies	NJDEP Environmental Services Program	Matching grants to assist local environmental commissions and soil conservation districts to inventory and document environmental resources; to prepare policy recommendations to protect those resources; and to prepare and disseminate information to the public
Shore Protection Municipal Assistance	NJDEP Bureau of Coastal Engineering	Financial assistance to protect existing coastal development and infrastructure from storm damage and flooding by the construction of shore protection structures such as beaches, seawalls and bulkheads.
Community Stewardship Incentive Program	NJDEP Division of Forestry	Assist municipalities in implementing management goals and practices as outlined in their Community Forestry Management Plan
Non-point source Pollution Control and Management Implementation Grants	NJDEP, Division of Watershed Management	Prioritized 319(h) funding assistance under federal Clean Water Act for areas with approved watershed restoration plans
ECONOMIC DEVELOPMENT		
Business Retention and Relocation Assistance Grant (BRRAG) Program	NJ Commerce Commission	Grants of up to \$1,500 per job retained, payable as tax credits for businesses that relocate a minimum of 250 jobs.
Sales and Use Tax Exemption Program	NJ Commerce Commission	Sales Tax Exemption for the purchase of "eligible property" for a business with 1,000 or more employees relocating at least 500

		employees or for a manufacturing or life sciences company relocating 250 employees or more.
Bond Financing for Manufacturing Companies	NJEDA	Tax-exempt bond proceeds totaling \$750,000 to \$1 million for fixed assets such as real estate acquisition, machinery, equipment, and building construction and renovations
Bond Financing for Municipalities	NJEDA	Bonds issued to provide longer-term, low interest loans for real estate acquisition, new equipment, machinery, building construction, and renovations
* Business Employment Incentive Program (BEIP)	NJEDA	Prioritized scoring for incentive grants for up to 10 years for 10% to 80% of total amount of state incomes taxes withheld by a new or expanding business during the calendar year from new employees hired
Fund for Community Economic Development	NJEDA Community Development Division	Loans and loan guarantees to urban-based community organizations for loans to micro-enterprises and small businesses to fill financing gaps in development of community facilities and other real estate based economic development projects. Pre-development funds also available to municipalities.
Edison Innovation Fund	NJEDA	Financial assistance including angel guarantees, loans and equity-like investments in early stage commercialization and growth stage companies. Increased access to venture capital.
Small and Mid-size business Loans and Guarantees	NJEDA	Loans at below market rates as low as 3% or guarantees for credit-worthy businesses to secure financing from other sources for expansion and improvement

Sustainable Development Loan Fund	NJ Commerce and Economic Growth Commission	Low interest loans to assist in facilitating the location and/or expansion of environmentally sustainable businesses, industries and organizations in NJ
Urban Enterprise Zone Program	NJ Commerce and Economic Growth Commission	A portion of sales tax revenues from UEZ businesses is dedicated for use within the zones for economic development projects. Qualified businesses may charge half the standard sales tax rate and may qualify for tax exemptions on certain purchases. Manufacturers with at least 250 full time employees may qualify for sales tax exemption on electricity and natural gas energy and utility consumption. Other benefits may include tax credits, subsidized UI costs, and priority financial assistance.
Casino Reinvestment Development financing	NJCRDA	Grants and loan financing for housing and economic development projects including construction, rehabilitation, acquisition, professional fees
* Main Street New Jersey Program	NJ Office of Smart Growth	Prioritized assistance, education and training to assist municipalities in restoration of historic Main Streets as centers of communities and economic activity
* Downtown Revitalization & Management Institute	Office of Smart Growth Main Street of New Jersey	Scholarships to DRMI to receive expert training on comprehensive, community based management approach for revitalization of the downtown
Improvement Districts Grant Program (Downtown/Business)	NJ Office of Smart Growth Main Street New Jersey	Dollar for dollar matching grants up to \$10,000 to support technical and professional services needed to establish an Improvement District
Improvement Districts Loan Program	NJ Office of Smart Growth	Loans up to \$500,000 to make capital improvements within

(Downtown/Business)	Main Street New Jersey	designated downtown business improvement zones
Neighborhood Preservation Program	NJDCA Community Resources	Financial and technical assistance to municipalities over a three to five year period to conduct activities associated with the preservation of designated neighborhoods based on strategic revitalization plans within those municipalities.
Neighborhood Revitalization Tax Credit Program		100% tax credit for funds provided to nonprofit entities carrying out comprehensive revitalization plans. Nonprofit entities must use at least 60% of the tax credit funds for housing and economic development; the remaining funds may be used for supportive services
Small Cities Community Development Block Grant	NJDCA Division of Community Resources	Financial assistance for projects that support community development activities for low and moderate income facilities, elimination of blight, and urgent community needs for which no other funding is available
Revenue Allocation District and Financing Plans	NJDCA Local Government Services NJEDA	Technical assistance for designation of Revenue Allocation District of up to 15% of total taxable property in the community within an established Redevelopment area
New Jersey SmartStart Buildings Program	NJBPU Office of Clean Energy	Technical assistance and incentives to encourage customers to utilize high efficiency electric or gas equipment and integrated design approach
BROWNFIELDS		
* Brownfields Redevelopment Interagency Team (BRIT) planning	NJ Office of Smart Growth	Coordinated state agency assessment and advice on requirements and benefits of brownfield site identification, cleanup and redevelopment

assistance		
Brownfield Redevelopment Loan Program	NJEDA	Interim financing provided to eligible borrowers for meeting costs of remediation of a brownfield site
Brownfields Incentive for Industrial site cleanup	NJ Commerce & Economic Growth Commission	Up to 75% costs of remediation of a brownfield site for non-responsible party to clean up site to satisfaction of NJDEP
* Hazardous Discharge Site Remediation Fund	NJDEP, Office of Brownfield Reuse NJEDA	Prioritized scoring for financial assistance and grants to assist businesses, municipalities and non-profit entities with the investigation and remediation of brownfields and other contaminated sites
NJ Urban Site Acquisition Program	New Jersey Redevelopment Authority	Identify state and other funding sources for site preparation, construction and other aspects of redevelopment
Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund	NJDEP NJEDA Lending Services	Loans and grants for removal of non-leaking, non-regulated petroleum underground storage tanks, and replacement with above ground storage tanks to the extent feasible
Smart Growth Redevelopment Funding	NJEDA	Short term financing for predevelopment site preparation costs such as land assemblage, demolition, removal of materials and debris, and engineering costs
The Portfield Initiative	NJEDA Port Authority of NY & NJ NJDEP	Financial and technical assistance to help local officials and private developers transform underutilized areas and brownfield sites into productive properties to support ocean and air freight-related warehousing and distribution operations
Underground Storage Tank Remediation, Upgrade and Closure Fund	NJDEP Responsible Party Site Remediation	Grants and low interest loans for private businesses and homeowners to close, upgrade or remediate discharges from underground storage tanks

AGRICULTURE		
* Municipal and County Planning Incentive Grants (PIGs)	SADC	Grants to help purchase development easements to permanently preserve large blocks of reasonably contiguous farmland in county Agricultural Development Areas (ADAs). Farmland Preservation/Agricultural Retention Plans will be given presumption of validity, and towns will enjoy expedited review for PIG grants.
Transfer of Development Rights Program	Office of Smart Growth SADC, State TDR Bank	Cost-share grants and technical assistance to help municipalities conduct planning for creation and adoption of TDR program where TDR receiving areas are proposed in smart growth areas. For established TDR programs, matching funds to assist municipalities or counties purchase development potential
HOUSING		
* Housing Planning Assistance	COAH	Direct assistance provided to municipalities to draft appropriate housing elements/fair share plans, regional contribution agreements (RCAs), development fee ordinances and spending plans. Presumption of validity afforded the suitability and location of housing sites included in petitions for Substantive Certification and expedited review of petition once filed.
Supportive Housing Assistance for Special Needs Consumers	Department of Human Services (DHS)	Guarantees rent subsidies and social support services for consumers placed in supportive housing and shared living housing, secures capital funding for new development and rehabilitation, contracts with non-profit social service organizations to promote

		independent living activities for consumers, including employment and transportation, cooperates with COAH to increase incentives for towns striving to meet fair share obligations, places or returns consumers to their communities of origin, whenever feasible and intervenes immediately to resolve financial/programmatic problems experienced by towns, agencies, projects or consumers linked with the Department's "Supportive Housing Assistance for Special Needs Consumers."
Municipal Land Acquisition Program (MLA)	DCA Division of Housing	Financial assistance to acquire land for construction of affordable housing to be developed by the municipality or developer
Neighborhood Preservation Balanced Housing Program	DCA Division of Housing	Gap financing to produce affordable housing for low- and moderate-income households including construction of new for-sale and rental housing units, rehabilitate substandard units, create accessory apartments and convert nonresidential space to residential use
HOME - Housing Production Investment Fund	DCA Division of Housing	Non-interest bearing, interest bearing, deferred loans or grants to developers for creation of affordable housing
Affordable Housing Training Institute	NJDCA Division of Community Resources	Access to workshop and training programs designed to increase expertise in a variety of areas dealing with affordable housing and management of staff of nonprofit housing developers, for profit developers, special needs housing and service organizations and municipalities.
* Low Income Housing Tax Credit Qualified	NJHMFA	Prioritized scoring for competitive 9% Low Income Housing Tax Credit

Allocation Program		applications for projects located in Smart Growth Areas or in Plan endorsed municipalities where the project is consistent with housing element of the endorsed plan and the project has water and wastewater capacity
Green Homes Program	NJHMFA	Prioritized technical assistance, education and training aimed at accelerating the use of innovative green design and building technologies, raise building standards and creating consumer demand for efficient and environmentally responsible high performance homes.
Downtown Living	NJHMFA	Secondary mortgage loan program for developers to support market-rate rental housing developments in urbanized locations when the project is part of a municipally-approved revitalization plan. Available in eligible census tracts within Smart Growth Areas.
At Home Downtown	NJHMFA	Mortgages at favorable rates to finance construction or rehabilitation of downtown storefront commercial properties with a housing component of up to four residential units.
Smart Start Program	NJHMFA	Second mortgage for down payment and/or closing costs for homebuyers with HMFA homebuyer mortgages in Smart Growth areas
CHOICE	NJHMFA	Construction loan and subsidy program for developers designed to encourage the development of a mix of affordable and market single-family for-sale housing. Includes additional benefits for Smart Growth areas.

Small Rental (5-25 units)	NJHMFA	Secondary mortgage financing for developers of small rental projects (5-25 units) only available in Smart Growth areas.
RECREATION, HISTORIC AND CULTURAL RESOURCES		
* Green Acres Grants & Loans	NJDEP Office of Green Acres	Enhanced scoring for grants and loans to acquire and/or develop municipal or county land for public recreation and conservation purposes
Community Labor Assistance Programs	Department of Corrections	Provides inmate labor details in a wide variety of supervised projects including building of playgrounds, park cleanup, park restoration, and other related activities
Clean Lakes Program	NJDEP Division of Science and Research	Financial assistance to improve recreational water quality at public lakes
Green Communities Challenge Grants	NJDEP Community Forestry Program	Grants to assist in implementing urban and community forestry projects including planting trees on land owned or controlled by state, county or local governments to raise awareness of the benefits of trees and tree cover in communities
Garden State Historic Preservation Trust Fund	DCA Historic Trust	Matching grants from Capital Preservation or Historic Site Management funds to encourage careful reservation, restoration and rehabilitation of historic properties
Historic Preservation Certified Local Government Grants	DCA Historic Preservation Office	Grant funds for Certified Local Governments (CLG) to promote historic preservation projects such as municipal master plan development, New Jersey and National Register nominations and archaeological resource plans. No local match required.
New Jersey Historic Trust Revolving Loan	DCA Historic Trust	Financial assistance for the preservation, improvement,

Fund		restoration, rehabilitation and acquisition of historic properties and certain ancillary non-construction activities
TRANSPORTATION		
Local Bikeway Program	NJDOT Division of Local Aid and Economic Development	Grant funding to develop and implement plans for increased use and enhanced safety of bicycling on state and county systems
Local Aid Infrastructure Fund	NJDOT Division of Local Aid and Economic Development	DOT discretionary grant funding to address emergencies and regional needs including pedestrian safety and bikeway projects
*Centers of Place	NJDOT Division of Local Aid and Economic Development	Grant funding to support non-traditional transportation improvements that advance municipal growth management objectives
Municipal Aid Formula Funding	NJDOT Division of Local Aid and Economic Development	Funds distributed by formula to municipalities for road improvement projects such as resurfacing, rehabilitation or reconstruction and signalization. In FY2008, municipalities may apply for pedestrian safety, bikeways and streetscapes under municipal aid funding.
Transportation Enhancements	NJDOT Division of Local Aid and Economic Development	Funding for non-traditional transportation improvements that preserve and protect cultural and environmental resources and promote alternative transportation modes.
Local Planning Assistance – Bicycle and Pedestrian	NJDOT	Technical assistance to counties and municipalities who want to undertake planning activities for non-motorized modes of transportation
Local Transportation Planning Assistance	NJDOT Bureau of Systems Development and Analysis	Technical transportation assistance focused on local systems and facilities including local circulation plans, access management plans,

		Transit Village designations and Transportation Development Districts
Transportation Management Association (TMA) Program	NJDOT Division of Systems Planning and Research	Non-profit membership associations that provide assistance and information to employers, commuters and community residents on park and ride lots, ridesharing and transit, bicycling and walking opportunities, traffic alerts, telecommuting guidance, emergency rides home, and transportation programs for the elderly, disabled and other transportation disadvantaged populations.
Transit Services Improvements	NJ Transit	Financial and planning assistance to improve transit services for municipalities with a high Transit Score that warrants potential service and/or expansion of existing service
Rail Station and Bus Stop Improvements	NJ Transit	Prioritized assistance for plan endorsed towns for improvements to bus stop/shelter and/or rail stations